

Acct ID: 537400 MTL: 061E060000700 Date: 8.28.25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 10771 WAGON RD NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 50832 Year: 2024

Last Date Appraised: 04/28/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:
 Owner: RIEDMAN FAMILY FARM LLC Roll Type: R
 Cycle: 2 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 305587
 MAV: 908590 RMV Imp: 493940 RMV Total: 1402530 MAV: 240360 MSAV: 65227 SAV: 183730
 Comment: _____

FOR

New LTH [REDACTED] 1/1/26

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	40470	0

Land

Site: 2	Code Area: 40470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 19690	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 00400150					
Site: 3	Code Area: 40470	Size: 24.75 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BISS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL			RMV: 560360	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1974 / 00400150					
Site: 4	Code Area: 40470	Size: 14.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BISS	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR SPECIAL SOUTH			RMV: 293540	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1974 / 00400150					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 40470	Stat Class: 144	Year Blt: 1915	Eff Year Blt: 1950	Sq.Ft: 2486	% Complete: 100
Desc:	Multi Story above grade with basement			Dimensions:	RMV: 285830	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1604	1	FB-2	1915	1950	BATH - 2, KIT, ROOF, HVAC	Y N
Attic	4	Finished	882	0	0	1915	1950	HVAC	Y N
Basement	4	Unfinished	1188	0	0	1915	1950		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1950	18693	1
Exception: Y N					

Bldg: 2	Code Area: 40470	Stat Class: 158	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements			Dimensions:	RMV: 91880	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Oversized Detached	5	Unfinished	1176	0	0	2006	2006	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Improvements - Accessory Buildings

Bldg: 3	Code Area: 40470	Stat Class: 351	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 5900	% Complete: 100
Desc:	General Purpose Building (GB)			Dimensions: 118x50	RMV: 98570	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	5900	0	0	2006	2006	AVG	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 4 Code Area: 40470 Stat Class: 353 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 400 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: RMV: 4470
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	400	0	0	2016	2016	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 5 Code Area: 40470 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 700 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 13190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	700	0	0	2006	2006	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

355 LTlt 20x50 2025 100% add after 4/1/26



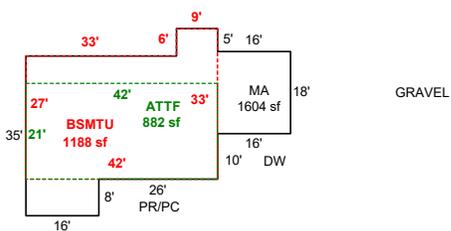
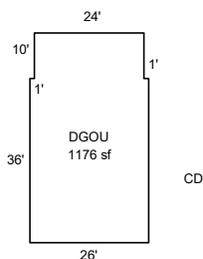
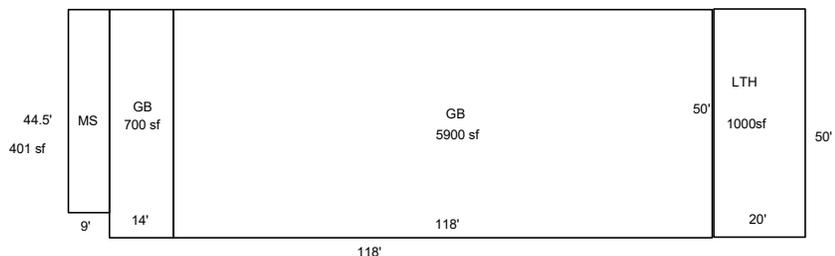
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 537400 Parcel No.: 061E06 00700
 Property Address: 10771 WAGON RD NE
 City: MT ANGEL County: MARION State: OR ZipCode: 97362
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

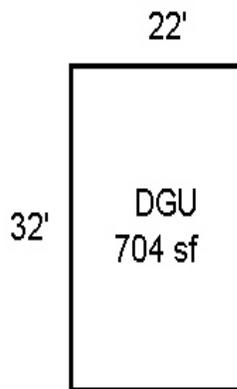
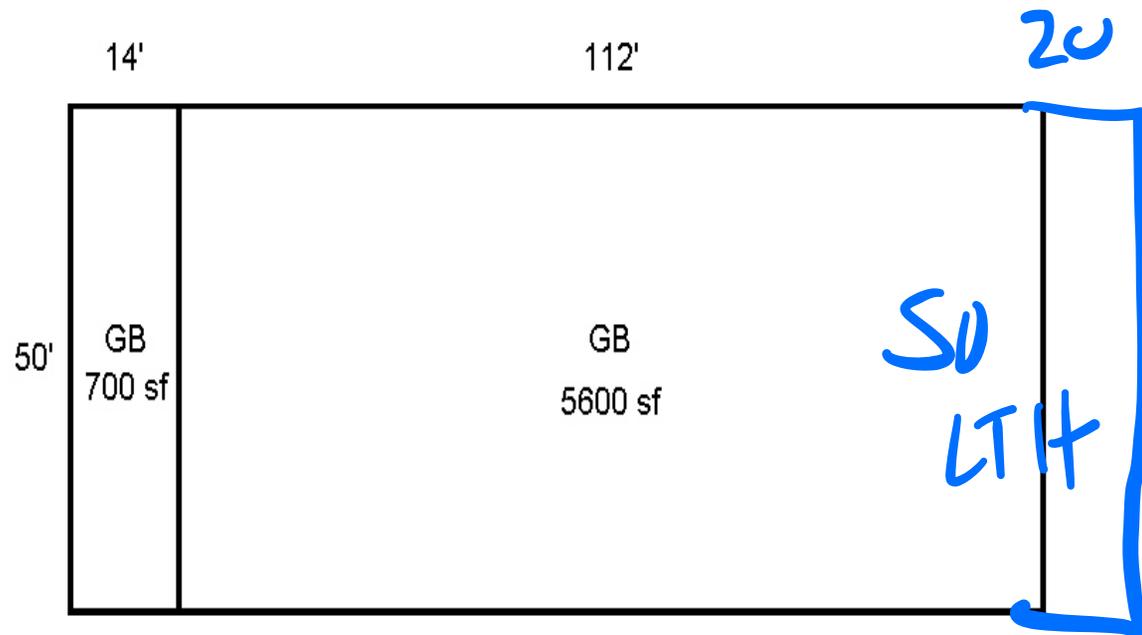
SKETCH

537400
 061E06 00700
 SCALE=1:40
 N



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	5900.0	336.0		Apex by RW 04/09/08 UPDATED BY JRONDEMA 6/2/17 UPDATED BY WWILLIAMS 3.3.26	
	GB	1.0	700.0	128.0			
	MS	1.0	400.5	107.0			
	LTH	1.0	1000.0	140.0	8000.5		
GBA2	ATTF	1.0	882.0	126.0	882.0		
GLA1	MA	1.0	1604.0	198.0	1604.0		
BSMT	BSMTU	1.0	1188.0	150.0	1188.0		
GAR	DGOU	1.0	1176.0	144.0	1176.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						4.28.17 SR #94 CYCLE VE 8.8.25 JJS	CYCLE L3
Net LIVABLE		cnt	1	(rounded)	2,792		
Net BUILDING		cnt	1	(rounded)	10,059		



R37400
061E06 00700
1=35'

